HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: June 2017

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

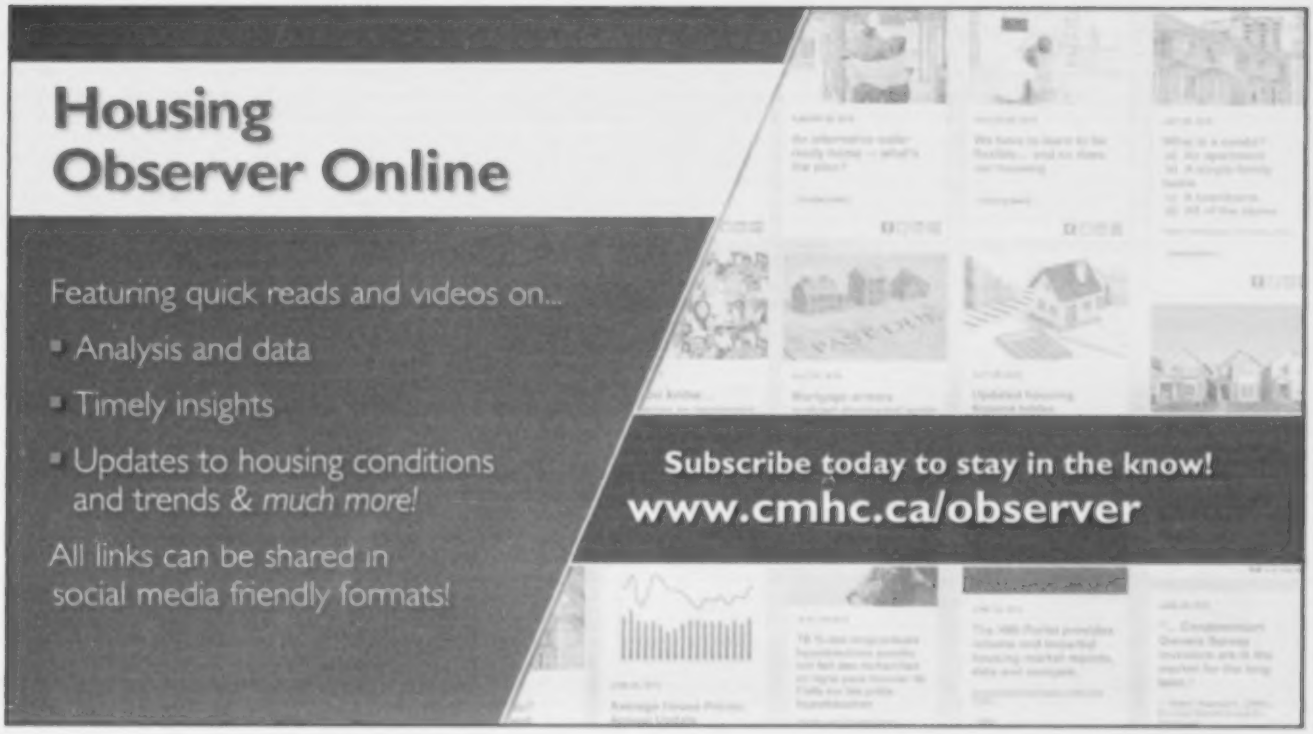
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.


Housing
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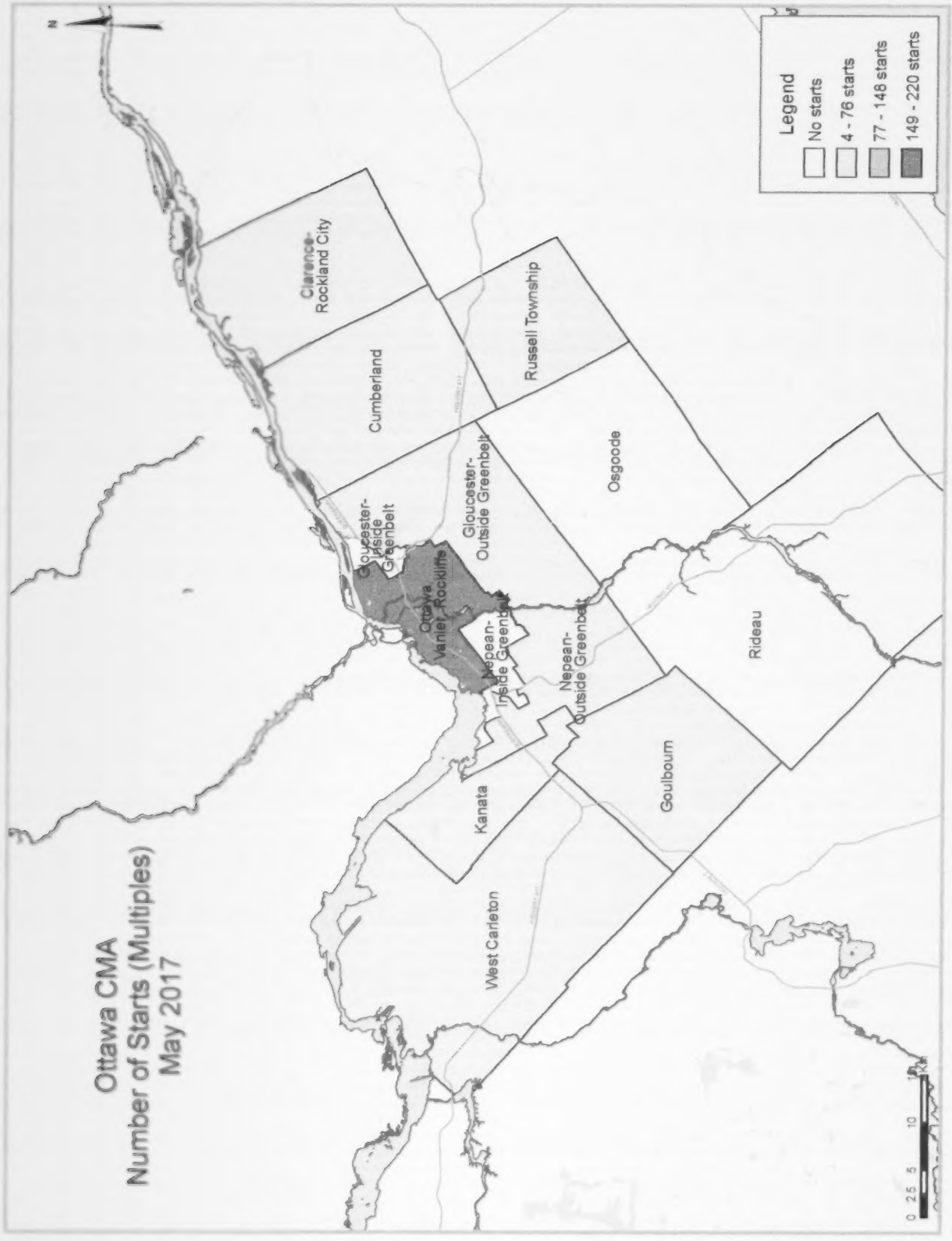
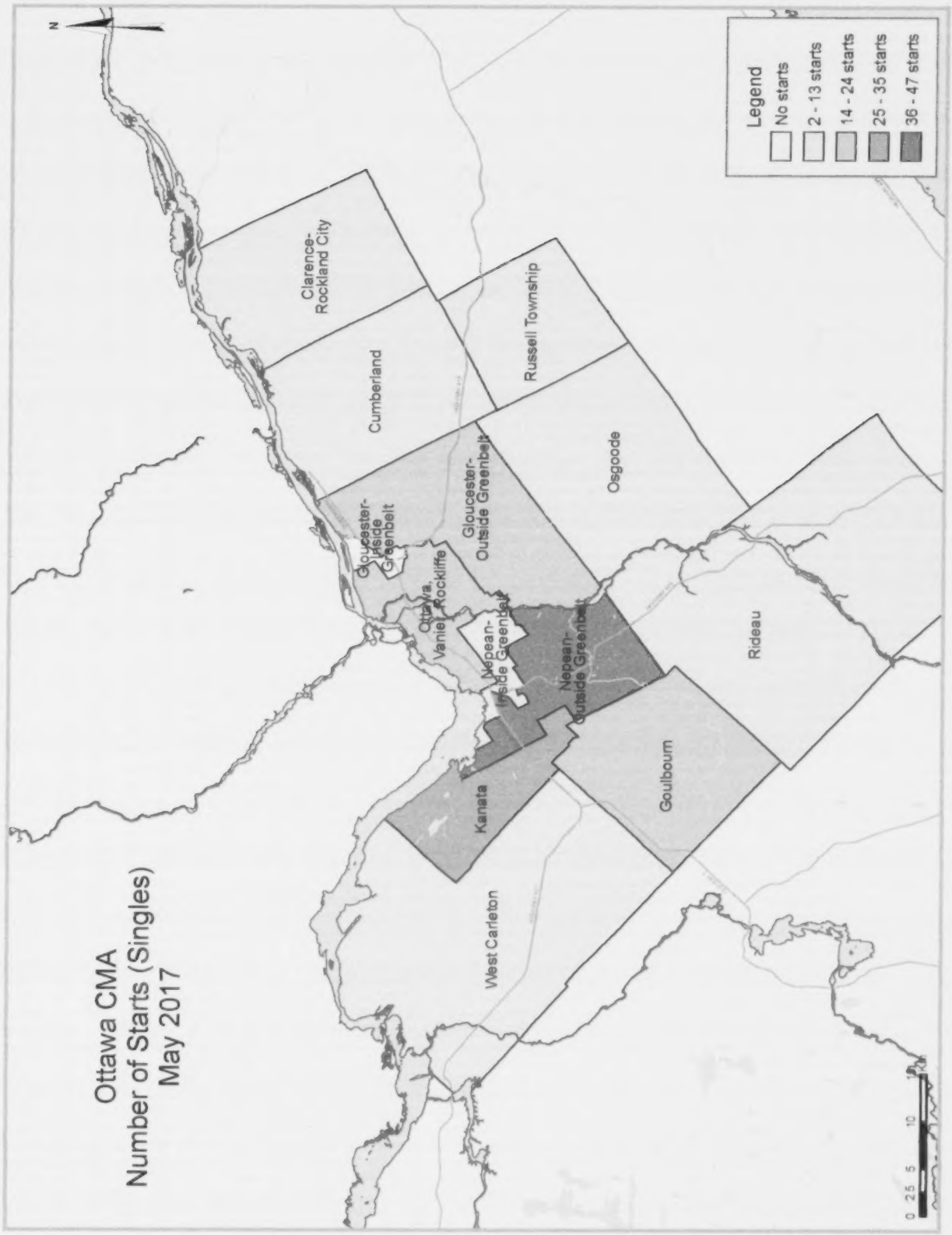
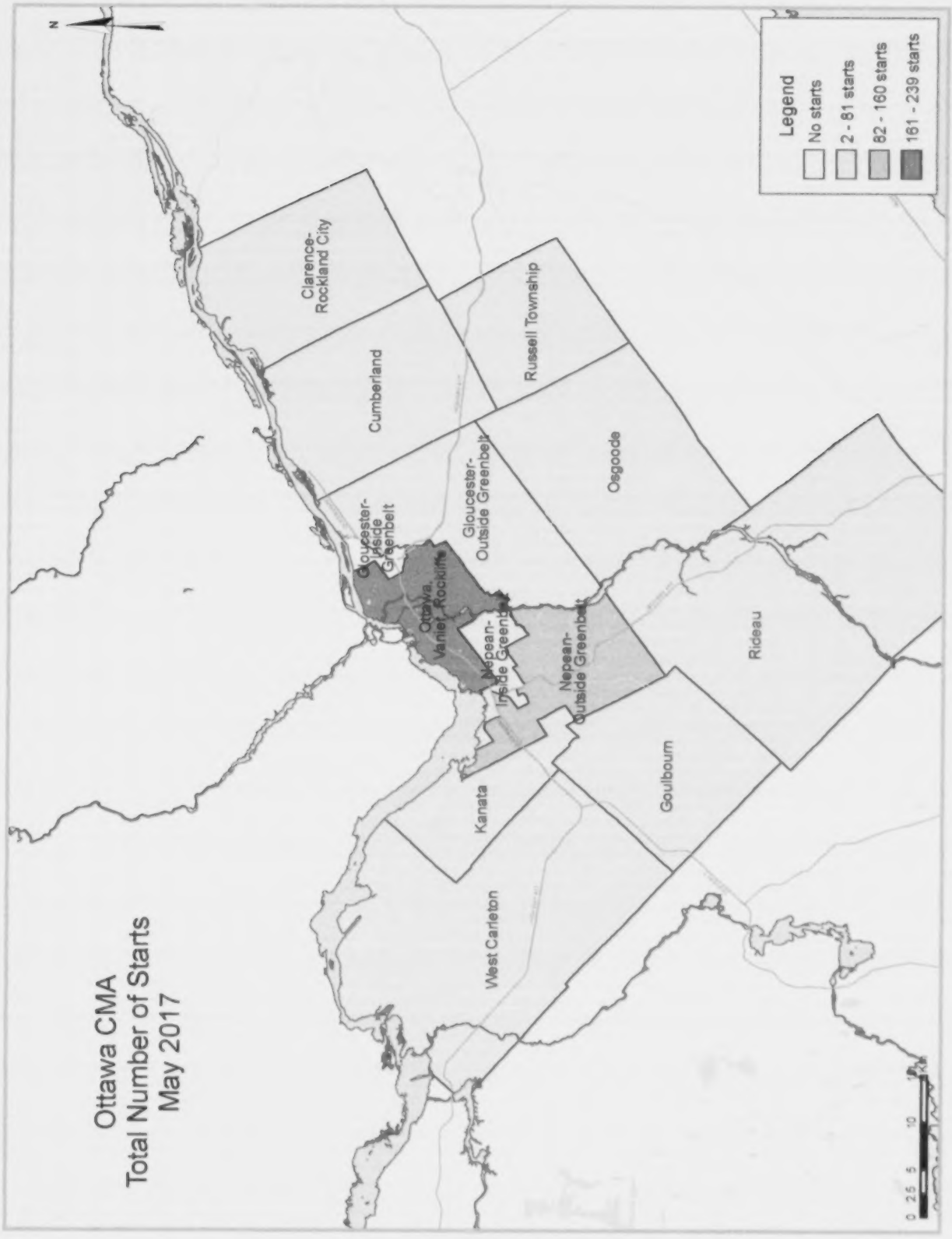
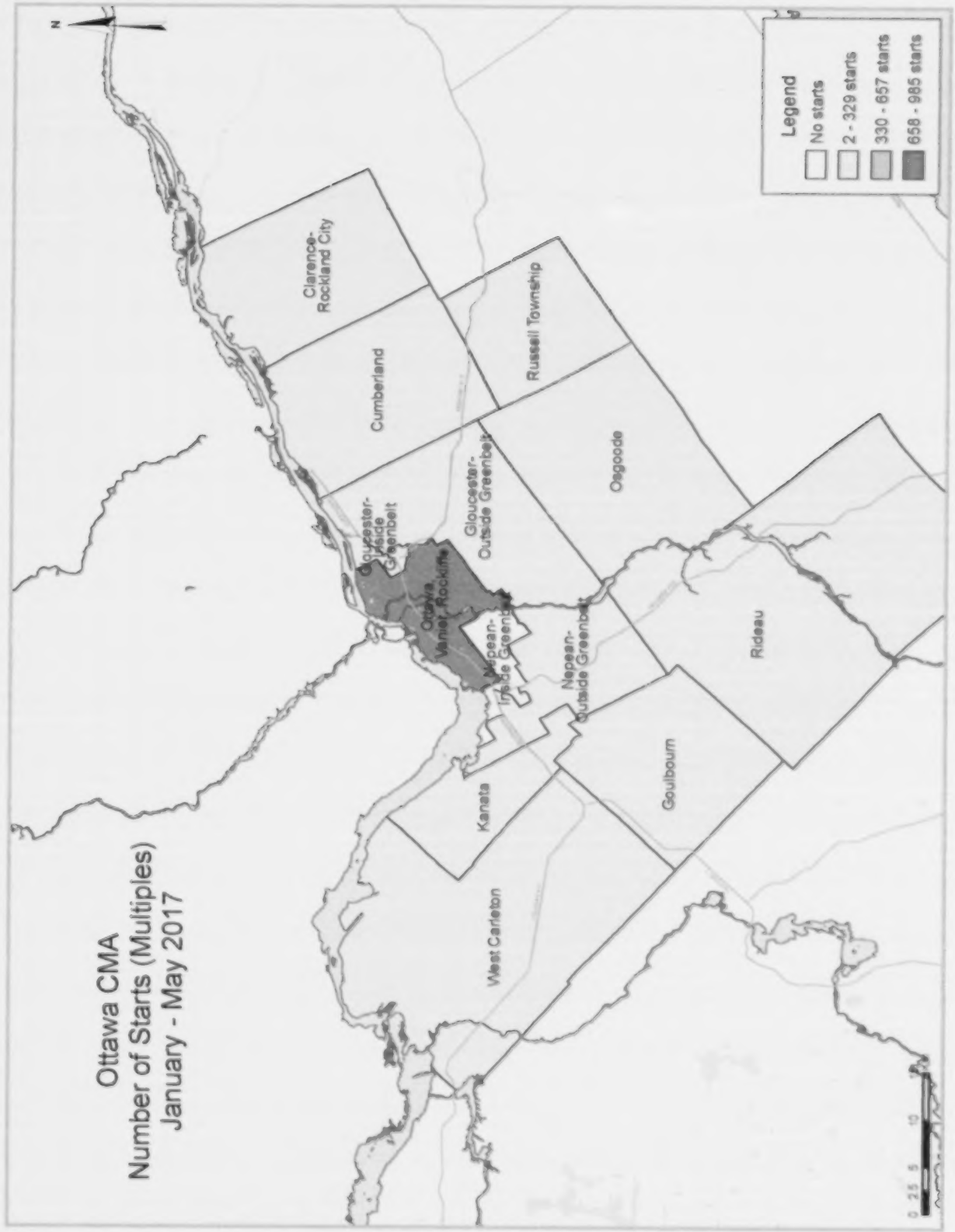
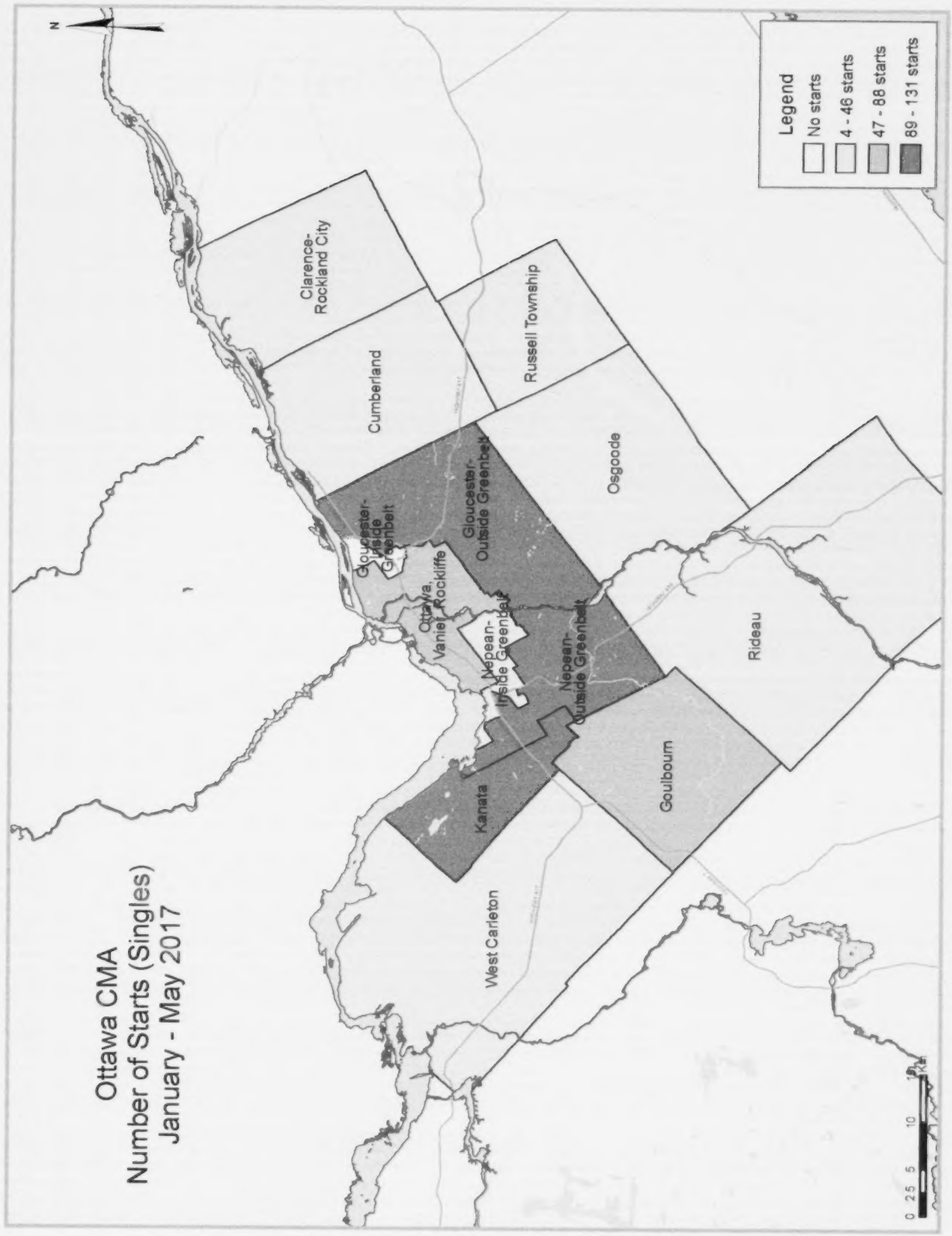
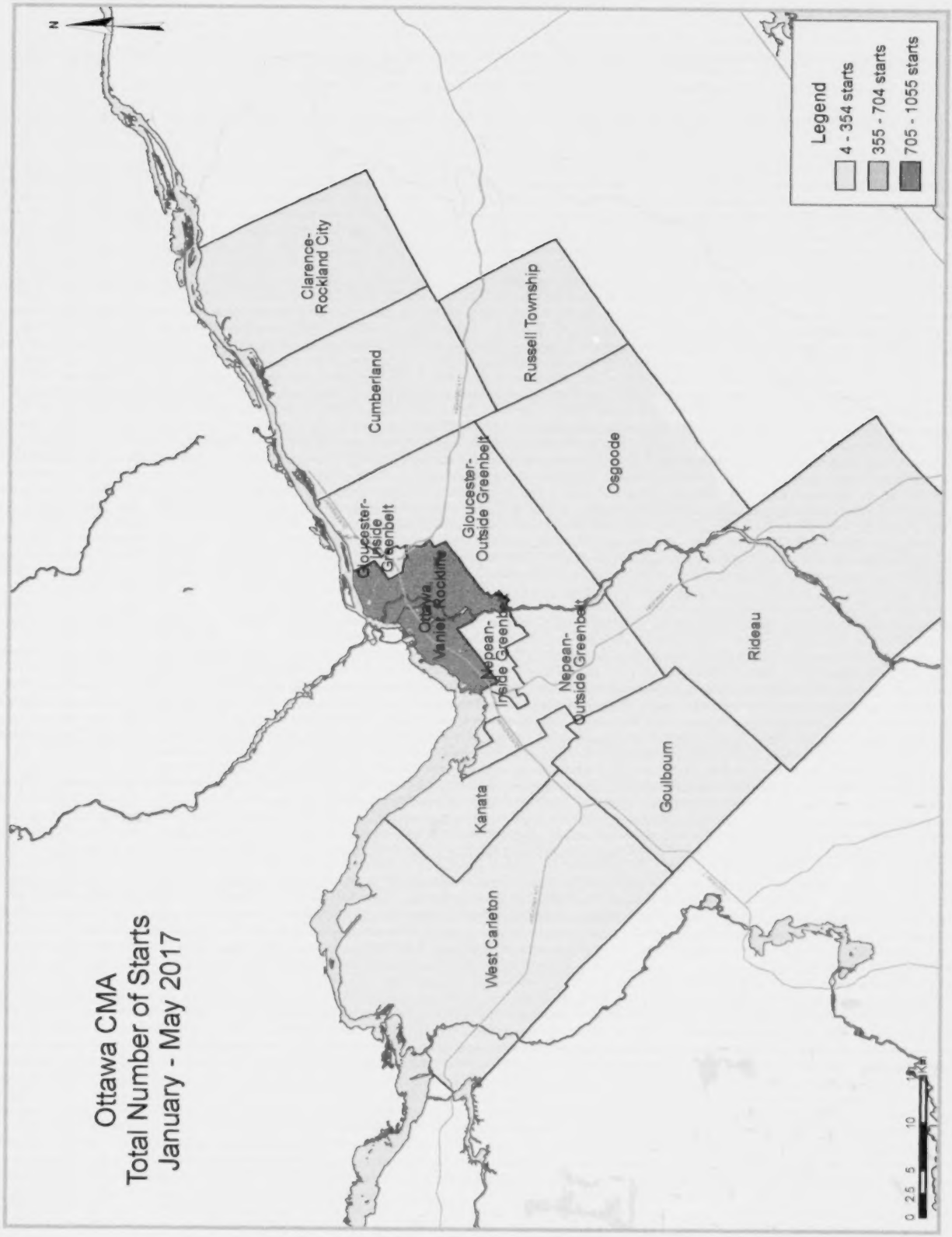

Ottawa CMA
Number of Starts (Multiples)
May 2017
N
Legend
No starts
4 - 76 starts
77 - 148 starts
149 - 220 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Number of Starts (Singles)
May 2017
Legend
No starts
2 - 13 starts
14 - 24 starts
25 - 35 starts
36 - 47 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Total Number of Starts
May 2017
Legend
No starts
2 - 81 starts
82 - 160 starts
161 - 239 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa-Vanier-Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Number of Starts (Multiples)
January - May 2017
N
Legend
No starts
2 - 329 starts
330 - 657 starts
658 - 985 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Number of Starts (Singles)
January - May 2017
Legend
No starts
4 - 46 starts
47 - 88 starts
89 - 131 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa-Vanier-Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 20 Kilometers


Ottawa CMA
Total Number of Starts
January - May 2017
Legend
4 - 354 starts
355 - 704 starts
705 - 1055 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2017		
Ottawa CMA[1]	April 2017	May 2017
Trend[2]	6,059	6,523
SAAR	5,729	6,891
	May 2016	May 2017
Actual		
May - Single-Detached	236	186
May - Multiples	313	430
May - Total	549	616
January to May - Single-Detached	585	629
January to May - Multiples	1,059	1,804
January to May - Total	1,644	2,433

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2017	186	18	130	0	0	66	0	216	616
May 2016	236	16	180	0	12	101	2	2	549
% Change	-21.2	12.5	-27.8	n/a	-100.0	-34.7	-100.0	**	12.2
Year-to-date 2017	629	78	496	0	0	667	7	556	2,433
Year-to-date 2016	585	54	516	0	24	332	20	113	1,644
% Change	7.5	44.4	-3.9	n/a	-100.0	100.9	-65.0	**	48.0
UNDER CONSTRUCTION									
May 2017	1,173	172	1,224	0	36	1,931	90	1,309	5,935
May 2016	1,160	120	1,177	0	35	1,264	35	845	4,636
% Change	1.1	43.3	4.0	n/a	2.9	52.8	157.1	54.9	28.0
COMPLETIONS									
May 2017	169	8	114	0	0	82	2	24	399
May 2016	129	6	98	0	4	12	0	21	270
% Change	31.0	33.3	16.3	n/a	-100.0	**	n/a	14.3	47.8
Year-to-date 2017	750	78	625	0	0	146	24	159	1,782
Year-to-date 2016	737	48	514	0	4	556	11	64	1,934
% Change	1.8	62.5	21.6	n/a	-100.0	-73.7	118.2	148.4	-7.9
COMPLETED & NOT ABSORBED									
May 2017	114	33	145	0	4	418	n/a	n/a	714
May 2016	127	38	200	0	4	591	n/a	n/a	960
% Change	-10.2	-13.2	-27.5	n/a	0.0	-29.3	n/a	n/a	-25.6
ABSORBED									
May 2017	169	10	113	0	2	68	n/a	n/a	362
May 2016	129	6	93	0	2	20	n/a	n/a	250
% Change	31.0	66.7	21.5	n/a	0.0	**	n/a	n/a	44.8
Year-to-date 2017	759	79	641	0	5	243	n/a	n/a	1,727
Year-to-date 2016	707	35	470	0	2	577	n/a	n/a	1,791
% Change	7.4	125.7	36.4	n/a	150.0	-57.9	n/a	n/a	-3.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
May 2017	170	16	120	0	0	46	0	204	556
May 2016	223	12	172	0	12	101	2	2	524
Ottawa, Vanier, Rockcliffe									
May 2017	19	6	10	0	0	0	0	204	239
May 2016	6	6	6	0	0	89	2	2	111
Nepean inside greenbelt									
May 2017	2	0	0	0	0	0	0	0	2
May 2016	4	0	0	0	0	0	0	0	4
Nepean outside greenbelt									
May 2017	47	2	17	0	0	32	0	0	98
May 2016	57	6	47	0	0	0	0	0	110
Gloucester inside greenbelt									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
May 2017	17	2	43	0	0	0	0	0	62
May 2016	27	0	10	0	12	0	0	0	49
Kanata									
May 2017	34	0	0	0	0	14	0	0	48
May 2016	41	0	61	0	0	0	0	0	102
Cumberland									
May 2017	11	0	24	0	0	0	0	0	35
May 2016	52	0	35	0	0	0	0	0	87
Goulbourn									
May 2017	20	6	22	0	0	0	0	0	48
May 2016	27	0	10	0	0	12	0	0	49
West Carleton									
May 2017	2	0	4	0	0	0	0	0	6
May 2016	0	0	3	0	0	0	0	0	3
Rideau									
May 2017	11	0	0	0	0	0	0	0	11
May 2016	4	0	0	0	0	0	0	0	4
Osgoode									
May 2017	7	0	0	0	0	0	0	0	7
May 2016	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
May 2017	3	0	6	0	0	20	0	12	41
May 2016	5	0	0	0	0	0	0	0	5
Russell Township									
May 2017	13	2	4	0	0	0	0	0	19
May 2016	8	4	8	0	0	0	0	0	20
Ottawa-Gatineau CMA (Ontario portion)									
May 2017	186	18	130	0	0	66	0	216	616
May 2016	236	16	180	0	12	101	2	2	549

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
May 2017	1,129	160	1,202	0	36	1,911	90	1,250	5,778
May 2016	1,117	114	1,163	0	35	1,216	35	845	4,545
Ottawa, Vanier, Rockcliffe									
May 2017	114	80	56	0	8	1,533	24	967	2,782
May 2016	71	56	38	0	0	937	23	727	1,852
Nepean inside greenbelt									
May 2017	20	0	0	0	0	60	0	0	80
May 2016	10	0	0	0	0	60	0	0	70
Nepean outside greenbelt									
May 2017	266	22	278	0	0	127	48	53	794
May 2016	221	30	339	0	0	138	12	62	802
Gloucester inside greenbelt									
May 2017	2	0	0	0	0	0	0	44	46
May 2016	2	0	0	0	0	0	0	22	24
Gloucester outside greenbelt									
May 2017	165	8	271	0	12	36	18	0	510
May 2016	125	4	216	0	35	22	0	28	430
Kanata									
May 2017	207	4	174	0	0	71	0	184	640
May 2016	314	0	233	0	0	55	0	0	602
Cumberland									
May 2017	62	12	251	0	16	24	0	0	365
May 2016	114	4	188	0	0	0	0	0	306
Goulbourn									
May 2017	109	24	140	0	0	48	0	0	321
May 2016	161	20	142	0	0	24	0	6	353
West Carleton									
May 2017	25	0	8	0	0	0	0	1	34
May 2016	25	0	7	0	0	0	0	0	32
Rideau									
May 2017	119	10	24	0	0	12	0	1	166
May 2016	34	0	0	0	0	0	0	0	34
Osgoode									
May 2017	40	0	0	0	0	0	0	0	40
May 2016	40	0	0	0	0	0	0	0	40
Clarence-Rockland City									
May 2017	16	6	12	0	0	20	0	24	78
May 2016	20	0	3	0	0	0	0	0	23
Russell Township									
May 2017	28	6	10	0	0	0	0	35	79
May 2016	23	6	11	0	0	28	0	0	68
Ottawa-Gatineau CMA (Ontario portion)									
May 2017	1,173	172	1,224	0	36	1,931	90	1,309	5,935
May 2016	1,160	120	1,177	0	35	1,264	35	845	4,636

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
May 2017	161	6	110	0	0	82	2	24	385
May 2016	122	4	98	0	4	12	0	21	261
Ottawa, Vanier, Rockcliffe									
May 2017	5	0	8	0	0	0	2	0	15
May 2016	3	2	0	0	0	0	0	21	26
Nepean inside greenbelt									
May 2017	1	0	0	0	0	0	0	0	1
May 2016	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
May 2017	19	0	25	0	0	48	0	24	116
May 2016	45	2	24	0	0	0	0	0	71
Gloucester inside greenbelt									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
May 2017	30	2	23	0	0	24	0	0	79
May 2016	27	0	38	0	4	12	0	0	81
Kanata									
May 2017	56	0	28	0	0	0	0	0	84
May 2016	33	0	32	0	0	0	0	0	65
Cumberland									
May 2017	25	0	18	0	0	10	0	0	53
May 2016	1	0	0	0	0	0	0	0	1
Goulbourn									
May 2017	12	2	8	0	0	0	0	0	22
May 2016	6	0	4	0	0	0	0	0	10
West Carleton									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	1	0	0	0	0	0	0	0	1
Rideau									
May 2017	10	2	0	0	0	0	0	0	12
May 2016	2	0	0	0	0	0	0	0	2
Osgoode									
May 2017	3	0	0	0	0	0	0	0	3
May 2016	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
May 2017	4	0	0	0	0	0	0	0	4
May 2016	4	0	0	0	0	0	0	0	4
Russell Township									
May 2017	4	2	4	0	0	0	0	0	10
May 2016	3	2	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
May 2017	169	8	114	0	0	82	2	24	399
May 2016	129	6	98	0	4	12	0	21	270

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
May 2017	95	26	139	0	4	407	n/a	n/a	671
May 2016	106	27	199	0	4	589	n/a	n/a	925
Ottawa, Vanier, Rockcliffe									
May 2017	1	11	6	0	2	298	n/a	n/a	318
May 2016	5	12	1	0	2	423	n/a	n/a	443
Nepean inside greenbelt									
May 2017	0	0	0	0	0	35	n/a	n/a	35
May 2016	0	0	0	0	0	53	n/a	n/a	53
Nepean outside greenbelt									
May 2017	11	5	23	0	0	27	n/a	n/a	66
May 2016	17	10	62	0	0	26	n/a	n/a	115
Gloucester inside greenbelt									
May 2017	0	0	0	0	0	3	n/a	n/a	3
May 2016	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
May 2017	29	2	45	0	2	31	n/a	n/a	109
May 2016	32	0	64	0	2	47	n/a	n/a	145
Kanata									
May 2017	20	0	17	0	0	2	n/a	n/a	39
May 2016	22	0	30	0	0	3	n/a	n/a	55
Cumberland									
May 2017	10	2	12	0	0	10	n/a	n/a	34
May 2016	7	0	26	0	0	24	n/a	n/a	57
Goulbourn									
May 2017	18	5	31	0	0	1	n/a	n/a	55
May 2016	22	4	15	0	0	10	n/a	n/a	51
West Carleton									
May 2017	0	1	0	0	0	0	n/a	n/a	1
May 2016	0	1	1	0	0	0	n/a	n/a	2
Rideau									
May 2017	5	0	5	0	0	0	n/a	n/a	10
May 2016	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
May 2017	1	0	0	0	0	0	n/a	n/a	1
May 2016	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
May 2017	9	0	6	0	0	0	n/a	n/a	15
May 2016	5	0	0	0	0	0	n/a	n/a	5
Russell Township									
May 2017	10	7	0	0	0	11	n/a	n/a	28
May 2016	16	11	1	0	0	2	n/a	n/a	30
Ottawa-Gatineau CMA (Ontario portion)									
May 2017	114	33	145	0	4	418	n/a	n/a	714
May 2016	127	38	200	0	4	591	n/a	n/a	960

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
May 2017	158	9	109	0	2	68	n/a	n/a	346
May 2016	117	2	91	0	2	17	n/a	n/a	229
Ottawa, Vanier, Rockcliffe									
May 2017	6	1	5	0	0	2	n/a	n/a	14
May 2016	1	0	1	0	0	13	n/a	n/a	15
Nepean inside greenbelt									
May 2017	1	0	0	0	0	0	n/a	n/a	1
May 2016	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
May 2017	21	2	23	0	0	27	n/a	n/a	73
May 2016	44	1	24	0	0	0	n/a	n/a	69
Gloucester inside greenbelt									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
May 2017	24	2	29	0	2	27	n/a	n/a	84
May 2016	23	0	31	0	2	1	n/a	n/a	57
Kanata									
May 2017	54	0	23	0	0	0	n/a	n/a	77
May 2016	34	0	27	0	0	0	n/a	n/a	61
Cumberland									
May 2017	27	0	18	0	0	12	n/a	n/a	57
May 2016	2	0	4	0	0	0	n/a	n/a	6
Goulbourn									
May 2017	12	2	8	0	0	0	n/a	n/a	22
May 2016	6	0	3	0	0	3	n/a	n/a	12
West Carleton									
May 2017	0	0	3	0	0	0	n/a	n/a	3
May 2016	1	1	1	0	0	0	n/a	n/a	3
Rideau									
May 2017	10	2	0	0	0	0	n/a	n/a	12
May 2016	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
May 2017	3	0	0	0	0	0	n/a	n/a	3
May 2016	4	0	0	0	0	0	n/a	n/a	4
Clarence-Rockland City									
May 2017	5	0	0	0	0	0	n/a	n/a	5
May 2016	9	0	0	0	0	0	n/a	n/a	9
Russell Township									
May 2017	6	1	4	0	0	0	n/a	n/a	11
May 2016	3	4	2	0	0	3	n/a	n/a	12
Ottawa-Gatineau CMA (Ontario portion)									
May 2017	169	10	113	0	2	68	n/a	n/a	362
May 2016	129	6	93	0	2	20	n/a	n/a	250

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Ottawa City	170	223	16	14	120	184	250	103	556	524	6.1
Ottawa, Vanier, Rockcliffe	19	6	6	8	10	6	204	91	239	111	115.3
Nepean inside greenbelt	2	4	0	0	0	0	0	0	2	4	-50.0
Nepean outside greenbelt	47	57	2	6	17	47	32	0	98	110	-10.9
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	17	27	2	0	43	22	0	0	62	49	26.5
Kanata	34	41	0	0	0	61	14	0	48	102	-52.9
Cumberland	11	52	0	0	24	35	0	0	35	87	-59.8
Goulbourn	20	27	6	0	22	10	0	12	48	49	-2.0
West Carleton	2	0	0	0	4	3	0	0	6	3	100.0
Rideau	11	4	0	0	0	0	0	0	11	4	175.0
Osgoode	7	5	0	0	0	0	0	0	7	5	40.0
Clarence-Rockland City	3	5	0	0	6	0	32	0	41	5	**
Russell Township	13	8	2	4	4	8	0	0	19	20	-5.0
Ottawa-Gatineau CMA (Ontario Portion)	186	236	18	18	130	192	282	103	616	549	12.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	584	542	73	56	474	541	1,150	417	2,281	1,556	46.6
Ottawa, Vanier, Rockcliffe	70	23	27	36	22	6	936	241	1,055	306	**
Nepean inside greenbelt	4	6	0	0	0	0	0	0	4	6	-33.3
Nepean outside greenbelt	131	116	6	10	77	143	32	81	246	350	-29.7
Gloucester inside greenbelt	0	0	0	0	0	0	22	22	22	22	0.0
Gloucester outside greenbelt	115	83	8	0	113	124	24	12	260	219	18.7
Kanata	107	121	2	0	6	119	93	43	208	283	-26.5
Cumberland	32	84	10	4	175	115	12	0	229	203	12.8
Goulbourn	60	71	16	6	71	31	24	18	171	126	35.7
West Carleton	8	5	0	0	4	3	0	0	12	8	50.0
Rideau	44	16	2	0	6	0	7	0	59	16	**
Osgoode	13	17	2	0	0	0	0	0	15	17	-11.8
Clarence-Rockland City	18	21	4	0	12	3	44	0	78	24	**
Russell Township	27	22	8	6	4	8	35	28	74	64	15.6
Ottawa-Gatineau CMA (Ontario Portion)	629	585	85	62	490	552	1,229	445	2,433	1,644	48.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Ottawa City	120	184	0	0	46	101	204	2
Ottawa, Vanier, Rockcliffe	10	6	0	0	0	89	204	2
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	17	47	0	0	32	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	43	22	0	0	0	0	0	0
Kanata	0	61	0	0	14	0	0	0
Cumberland	24	35	0	0	0	0	0	0
Goulbourn	22	10	0	0	0	12	0	0
West Carleton	4	3	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	6	0	0	0	20	0	12	0
Russell Township	4	8	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	130	192	0	0	66	101	216	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	474	529	0	12	653	304	497	113
Ottawa, Vanier, Rockcliffe	22	6	0	0	541	218	395	23
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	77	131	0	12	32	19	0	62
Gloucester inside greenbelt	0	0	0	0	0	0	22	22
Gloucester outside greenbelt	113	124	0	0	24	12	0	0
Kanata	6	119	0	0	14	43	79	0
Cumberland	175	115	0	0	12	0	0	0
Goulbourn	71	31	0	0	24	12	0	6
West Carleton	4	3	0	0	0	0	0	0
Rideau	6	0	0	0	6	0	1	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	12	3	0	0	20	0	24	0
Russell Township	4	8	0	0	0	28	35	0
Ottawa-Gatineau CMA (Ontario Portion)	490	540	0	12	673	332	556	113

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Ottawa City	306	407	46	113	204	4	556	524
Ottawa, Vanier, Rockcliffe	35	18	0	89	204	4	239	111
Nepean inside greenbelt	2	4	0	0	0	0	2	4
Nepean outside greenbelt	66	110	32	0	0	0	98	110
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	62	37	0	12	0	0	62	49
Kanata	34	102	14	0	0	0	48	102
Cumberland	35	87	0	0	0	0	35	87
Goulbourn	48	37	0	12	0	0	48	49
West Carleton	6	3	0	0	0	0	6	3
Rideau	11	4	0	0	0	0	11	4
Osgoode	7	5	0	0	0	0	7	5
Clarence-Rockland City	9	5	20	0	12	0	41	5
Russell Township	19	20	0	0	0	0	19	20
Ottawa-Gatineau CMA (Ontario Portion)	334	432	66	113	216	4	616	549

Table 2.5: Starts by Submarket and by Intended Market
January - May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	1,130	1,095	647	328	504	133	2,281	1,556
Ottawa, Vanier, Rockcliffe	114	57	541	218	400	31	1,055	306
Nepean inside greenbelt	4	6	0	0	0	0	4	6
Nepean outside greenbelt	214	257	32	19	0	74	246	350
Gloucester inside greenbelt	0	0	0	0	22	22	22	22
Gloucester outside greenbelt	234	183	24	36	2	0	260	219
Kanata	115	240	14	43	79	0	208	283
Cumberland	217	203	12	0	0	0	229	203
Goulbourn	147	108	24	12	0	6	171	126
West Carleton	12	8	0	0	0	0	12	8
Rideau	58	16	0	0	1	0	59	16
Osgoode	15	17	0	0	0	0	15	17
Clarence-Rockland City	34	24	20	0	24	0	78	24
Russell Township	39	36	0	28	35	0	74	64
Ottawa-Gatineau CMA (Ontario Portion)	1,203	1,155	667	356	563	133	2,433	1,644

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Ottawa City	161	122	8	4	110	102	106	33	385	261	47.5
Ottawa, Vanier, Rockcliffe	5	3	2	2	8	0	0	21	15	26	-42.3
Nepean inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Nepean outside greenbelt	19	45	0	2	25	24	72	0	116	71	63.4
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	30	27	2	0	23	42	24	12	79	81	-2.5
Kanata	56	33	0	0	28	32	0	0	84	65	29.2
Cumberland	25	1	0	0	18	0	10	0	53	1	**
Goulbourn	12	6	2	0	8	4	0	0	22	10	120.0
West Carleton	0	1	0	0	0	0	0	0	0	1	-100.0
Rideau	10	2	2	0	0	0	0	0	12	2	**
Osgoode	3	4	0	0	0	0	0	0	3	4	-25.0
Clarence-Rockland City	4	4	0	0	0	0	0	0	4	4	0.0
Russell Township	4	3	2	2	4	0	0	0	10	5	100.0
Ottawa-Gatineau CMA (Ontario Portion)	169	129	10	6	114	102	106	33	399	270	47.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	677	678	74	46	627	515	277	600	1,655	1,839	-10.0
Ottawa, Vanier, Rockcliffe	33	32	18	28	23	10	135	417	209	487	-57.1
Nepean inside greenbelt	8	5	0	0	0	0	0	0	8	5	60.0
Nepean outside greenbelt	129	125	18	12	209	157	96	31	452	325	39.1
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	64	124	6	2	79	115	36	52	185	293	-36.9
Kanata	194	169	0	0	142	180	0	12	336	361	-6.9
Cumberland	99	66	4	0	82	45	10	76	195	187	4.3
Goulbourn	71	113	18	4	71	4	0	12	160	133	20.3
West Carleton	15	7	4	0	8	4	0	0	27	11	145.5
Rideau	35	13	4	0	13	0	0	0	52	13	**
Osgoode	29	23	2	0	0	0	0	0	31	23	34.8
Clarence-Rockland City	42	30	0	0	4	0	0	20	46	50	-8.0
Russell Township	31	30	18	12	4	3	28	0	81	45	80.0
Ottawa-Gatineau CMA (Ontario Portion)	750	738	92	58	635	518	305	620	1,782	1,934	-7.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Ottawa City	110	102	0	0	82	12	24	21
Ottawa, Vanier, Rockcliffe	8	0	0	0	0	0	0	21
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	25	24	0	0	48	0	24	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	23	42	0	0	24	12	0	0
Kanata	28	32	0	0	0	0	0	0
Cumberland	18	0	0	0	10	0	0	0
Goulbourn	8	4	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	4	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	114	102	0	0	82	12	24	21

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	617	515	10	0	118	556	159	44
Ottawa, Vanier, Rockcliffe	13	10	10	0	12	373	123	44
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	209	157	0	0	60	31	36	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	79	115	0	0	36	52	0	0
Kanata	142	180	0	0	0	12	0	0
Cumberland	82	45	0	0	10	76	0	0
Goulbourn	71	4	0	0	0	12	0	0
West Carleton	8	4	0	0	0	0	0	0
Rideau	13	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	0	0	0	20
Russell Township	4	3	0	0	28	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	625	518	10	0	146	556	159	64

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Ottawa City	277	224	82	16	26	21	385	261
Ottawa, Vanier, Rockcliffe	13	5	0	0	2	21	15	26
Nepean inside greenbelt	1	0	0	0	0	0	1	0
Nepean outside greenbelt	44	71	48	0	24	0	116	71
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	55	65	24	16	0	0	79	81
Kanata	84	65	0	0	0	0	84	65
Cumberland	43	1	10	0	0	0	53	1
Goulbourn	22	10	0	0	0	0	22	10
West Carleton	0	1	0	0	0	0	0	1
Rideau	12	2	0	0	0	0	12	2
Osgoode	3	4	0	0	0	0	3	4
Clarence-Rockland City	4	4	0	0	0	0	4	4
Russell Township	10	5	0	0	0	0	10	5
Ottawa-Gatineau CMA (Ontario Portion)	291	233	82	16	26	21	399	270

Table 3.5: Completions by Submarket and by Intended Market
January - May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	1,354	1,224	118	560	183	55	1,655	1,839
Ottawa, Vanier, Rockcliffe	50	59	12	373	147	55	209	487
Nepean inside greenbelt	8	5	0	0	0	0	8	5
Nepean outside greenbelt	356	294	60	31	36	0	452	325
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	149	237	36	56	0	0	185	293
Kanata	336	349	0	12	0	0	336	361
Cumberland	185	111	10	76	0	0	195	187
Goulbourn	160	121	0	12	0	0	160	133
West Carleton	27	11	0	0	0	0	27	11
Rideau	52	13	0	0	0	0	52	13
Osgoode	31	23	0	0	0	0	31	23
Clarence-Rockland City	46	30	0	0	0	20	46	50
Russell Township	53	45	28	0	0	0	81	45
Ottawa-Gatineau CMA (Ontario Portion)	1,453	1,299	146	560	183	75	1,782	1,934

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
May 2017	7	4.7	56	37.8	41	27.7	13	8.8	31	20.9	148	480,000	511,398
May 2016	2	2.0	36	35.3	30	29.4	15	14.7	19	18.6	102	-	505,127
Year-to-date 2017	10	1.7	213	37.2	169	29.5	56	9.8	125	21.8	573	485,000	521,271
Year-to-date 2016	5	0.9	226	41.1	197	35.8	49	8.9	73	13.3	550	470,000	503,819
Ottawa, Vanier, Rockcliffe													
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Year-to-date 2016	1	25.0	0	0.0	0	0.0	0	0.0	3	75.0	4	-	-
Nepean inside greenbelt													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nepean outside greenbelt													
May 2017	0	0.0	9	42.9	4	19.0	3	14.3	5	23.8	21	-	-
May 2016	2	4.7	14	32.6	10	23.3	8	18.6	9	20.9	43	-	519,200
Year-to-date 2017	0	0.0	47	36.7	39	30.5	16	12.5	26	20.3	128	540,000	547,782
Year-to-date 2016	2	1.7	45	38.1	36	30.5	18	15.3	17	14.4	118	-	519,200
Gloucester inside greenbelt													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
May 2017	0	0.0	1	4.3	12	52.2	5	21.7	5	21.7	23	-	543,793
May 2016	0	0.0	4	17.4	10	43.5	4	17.4	5	21.7	23	-	532,688
Year-to-date 2017	0	0.0	3	5.3	28	49.1	14	24.6	12	21.1	57	-	541,750
Year-to-date 2016	1	1.0	37	35.9	34	33.0	14	13.6	17	16.5	103	560,000	507,509
Kanata													
May 2017	1	1.9	22	40.7	11	20.4	4	7.4	16	29.6	54	-	-
May 2016	0	0.0	16	50.0	9	28.1	3	9.4	4	12.5	32	-	-
Year-to-date 2017	1	0.5	73	38.2	46	24.1	17	8.9	54	28.3	191	445,000	534,510
Year-to-date 2016	0	0.0	74	44.8	51	30.9	12	7.3	28	17.0	165	-	-
Cumberland													
May 2017	0	0.0	16	59.3	10	37.0	1	3.7	0	0.0	27	-	433,617
May 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	1	1.1	54	58.7	30	32.6	2	2.2	5	5.4	92	415,000	448,318
Year-to-date 2016	1	1.7	31	52.5	24	40.7	2	3.4	1	1.7	59	-	-
Goulbourn													
May 2017	1	8.3	5	41.7	4	33.3	0	0.0	2	16.7	12	-	-
May 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	1	1.6	27	42.9	22	34.9	6	9.5	7	11.1	63	545,000	474,521
Year-to-date 2016	0	0.0	38	40.9	50	53.8	2	2.2	3	3.2	93	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Rideau													
May 2017	5	55.6	2	22.2	0	0.0	0	0.0	2	22.2	9	-	-
May 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	7	36.8	7	36.8	0	0.0	1	5.3	4	21.1	19	-	-
Year-to-date 2016	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
Osgoode													
May 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	2	22.2	4	44.4	0	0.0	3	33.3	9	-	-
Year-to-date 2016	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	-	-
Clarence-Rockland City													
May 2017	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	389,915
May 2016	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2017	12	48.0	13	52.0	0	0.0	0	0.0	0	0.0	25	365,000	350,017
Year-to-date 2016	0	0.0	9	90.0	1	10.0	0	0.0	0	0.0	10	-	-
Russell Township													
May 2017	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	-	366,725
May 2016	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	5	17.2	20	69.0	4	13.8	0	0.0	0	0.0	29	-	381,484
Year-to-date 2016	5	21.7	17	73.9	1	4.3	0	0.0	0	0.0	23	-	-
Ottawa-Gatineau CMA (Ontario portion)													
May 2017	10	6.3	63	39.9	41	25.9	13	8.2	31	19.6	158	460,000	495,897
May 2016	3	2.7	43	39.1	30	27.3	15	13.6	19	17.3	110	470,000	495,982
Year-to-date 2017	27	4.3	246	39.2	173	27.6	56	8.9	125	19.9	627	470,000	505,102
Year-to-date 2016	10	1.7	252	43.2	199	34.1	49	8.4	73	12.5	583	460,000	488,439

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2017						
Submarket	May 2017	May 2016	% Change	YTD 2017	YTD 2016	% Change
Ottawa City	511,398	505,127	1.2	521,271	503,819	3.5
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	519,200	n/a	547,782	519,200	5.5
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	543,793	532,688	2.1	541,750	507,509	6.7
Kanata	-	-	n/a	534,510	-	n/a
Cumberland	433,617	-	n/a	448,318	-	n/a
Goulbourn	-	-	n/a	474,521	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	389,915	-	n/a	350,017	-	n/a
Russell Township	366,725	-	n/a	381,484	-	n/a
Ottawa-Gatineau CMA (Ontario Portion)	495,897	495,982	0.0	505,102	488,439	3.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

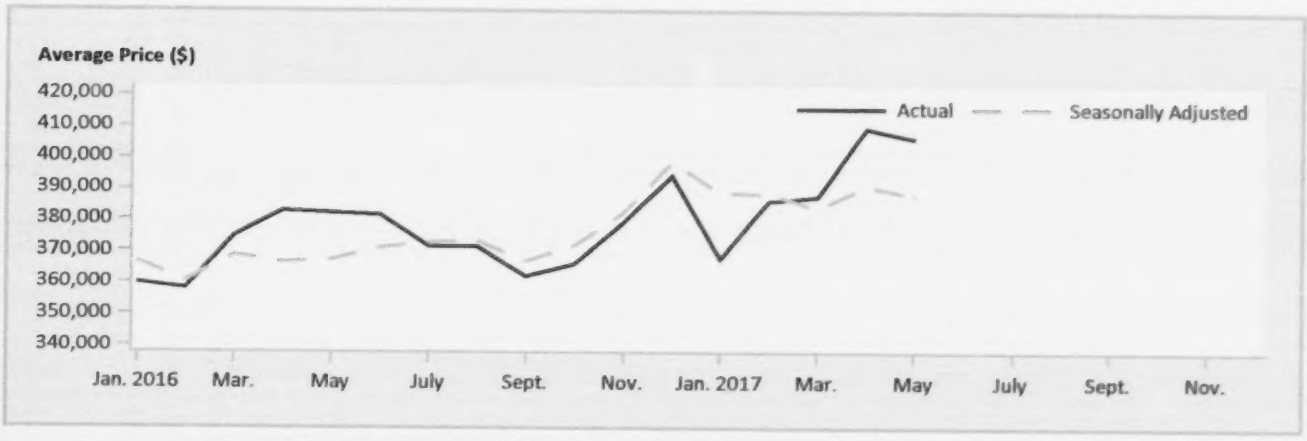


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

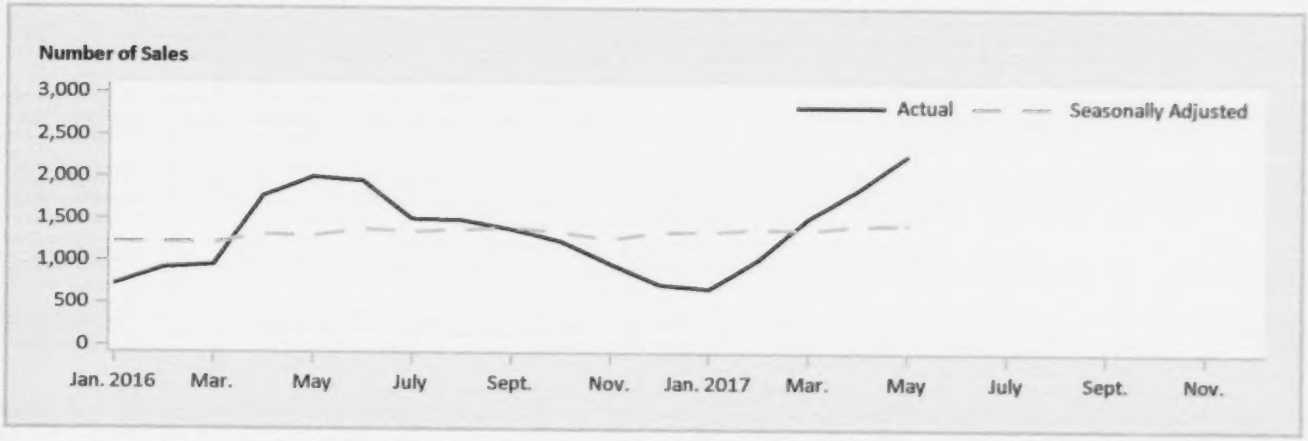
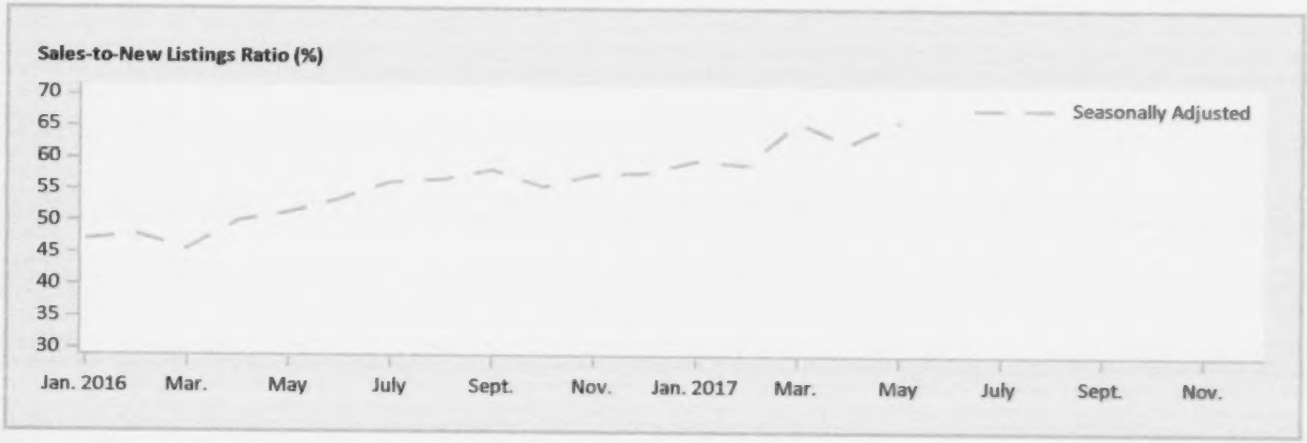


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
May 2017

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.0	126.5	531	6.5	68.4	1,028
	February	561	3.14	4.64	99.0	126.8	537	6.6	69.1	1,048
	March	561	3.14	4.64	98.8	127.5	540	6.8	69.6	1,057
	April	561	3.14	4.64	98.8	128.1	540	6.9	69.6	1,077
	May	561	3.14	4.64	99.0	128.7	542	6.7	69.7	1,090
	June	561	3.14	4.64	99.2	128.8	543	6.6	69.6	1,095
	July	567	3.14	4.74	99.2	128.7	546	6.3	69.6	1,094
	August	567	3.14	4.74	99.2	128.2	545	6.1	69.3	1,094
	September	561	3.14	4.64	99.3	128.4	543	6.0	68.9	1,095
	October	561	3.14	4.64	99.5	128.8	546	5.9	69.1	1,087
	November	561	3.14	4.64	99.7	128.3	546	6.0	69.1	1,086
	December	561	3.14	4.64	100.0	128.1	546	6.1	69.1	1,094
2017	January	561	3.14	4.64	100.1	128.9	550	5.7	69.2	1,094
	February	561	3.14	4.64	100.2	129.3	553	5.1	69.1	1,084
	March	561	3.14	4.64	100.8	129.5	553	5.0	68.9	1,080
	April	561	3.14	4.64	101.1	130.2	550	5.1	68.5	1,090
	May	561	3.14	4.64		130.0	546	5.8	68.5	1,106
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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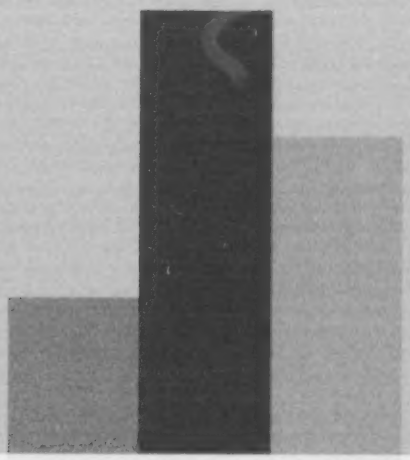

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